

District IV Advisory Board
Meeting Minutes
August 3, 2005
www.wichita.gov

The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Lionel Alford Branch Library. In attendance was seven (7) District Advisory Board members, six (6) staff and approximately twenty-two (22) citizens with nine (9) signing in.

Members Present

Marjorie Griffith
Michael Gisick
Jim Benton
Doug Leeper
Jerry McGinty
Mary Cockburn
Ed Koon
Council Member Gray

Staff Present

Chris Carrier, Public Works
Jay Newton, Finance Department
Mike Green, Public Works
Captain John Speer, Police Department
Officer Perkins, Police Department
Office Kelly O'Brien, Police Department
Brandon Kauffman, City Manager's Office

Members Absent

Doug Shoen
Tom Englemann
Joshua Blick

Guests

Listed on Page 7

Order of Business

Call to Order

The meeting was called to order at 7:00 p.m.

Jerry McGinty (Jim Benton) moved to approve the agenda for the August 3, 2005 meeting. The motion passed 7-0.

Benton (McGinty) moved to approve the minutes for the July 6, 2005 meeting. The motion passed 7-0.

Public Agenda

The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

1. Scheduled Items

- a. **Noise Ordinance Information:** Captain John Speer from the Wichita Police Department stated that police have been receiving more complaints from residents for noise violations. These complaints stem from car stereos and a violation occurs if you can hear music from 50 or more. The Wichita Police Department is going to be stepping up efforts to enforce the noise ordinance.

Council Member Gray asked what the fee schedule was for violations. **Speer** stated that the maximum penalty is six months in jail and up to \$1000. This however is subject to the opinion of the judge.

- b. **Wichita Fire Department** staff conducted an informational session on the heat-seeking camera. These cameras are used to read body temperature in smoke filled rooms so that Fire fighters may find stranded individuals. They are primarily utilized for search and rescue operations and costs about \$11,000 a piece.

2. Off-Agenda Items

Lee Webster, 337 N Exposition, asked why a person would get a ticket if a sign in the ground was allowed to swing. She stated that a business owner in Delano had received a ticket for having a sign that swung. **Council Member Gray** stated that the regulations could be entailed in the sign code and those regulations are online at www.wichita.gov.

Staff Presentations

3. Community Police Officers

Officer Kelly O'Brian, Patrol South, stated that crime stats for his beat our lower than the previous year , specifically in residential and commercial burglaries. Brian was involved in the formation of a new neighborhood watch program at 28th and Patterson.

Officer Perkins, Patrol West, stated that the Sunflower Neighborhood Association meets the first Tuesday of every month, which the next meeting would be the 6th of September. Stanley Aley will also be reopening on the 22nd of August.

Action: Receive and File.

4. ERU

Chris Carrier, Public Works Department, stated that the mission of the Stormwater Utility is to maintain the construction and reconstruction of City drainage system. The equivalent residential unit fee and general obligation bonds are the primary sources of funding for the Utility. Every residential unit pays a fee of \$1.50 per month, non-residential properties are charged one ERU for every 2,319 square feet of impermeable surface.

The current budget that includes projects from the Capital Improvements Plan has projected revenues of \$5,572,020 and projected expenditures of \$6,132,740. Each 1-cent increase is the ERU rate increase revenue by \$37,000. ERU revenues are also projected to grow 1% per year as the City grows, which is approximately \$50,000 per year. There are 19 scheduled projects in the Capital Improvement Plan with projects totaling \$64,875,000.

The new projects added to the CIP would require two 25-cent increases. The ERU is proposed to increase to \$1.75 in 2006 and to \$2.00 in 2007. A survey conducted by Black and Veatch Stormwater utility survey reports that the median ERU to be \$3.70 with 85 cities responding. Out of those 85 cities, Wichita is ranked 76 out of 85. Staff recommends that the increase be recommended for approval.

Ed Koon asked is there is an estimated damage that is caused by flooding in the City of Wichita. **Carrier** stated that there is not a citywide estimate, but is substantial. **Koon** stated that there should be some dollar figure associated with flooding. **Carrier** stated that they do estimate some times but these are on a project-by-project basis.

Michael Gisick asked if the increase would be reversed. **Carrier** stated that it would be up to the City Council to take action to push the ERU back.

Action: Koon (Doug Leeper) recommended the ERU increase be approved. The motion passed 7-0.

5. Pawnee 119th W to East of Maize

Gary Janzen, Public Works, stated that Pawnee is proposed to be reconstructed to provide four through lanes with left turn lanes and landscaped medians from 119th St. West to Maize. The intersection of Pawnee at Maize will be signalized with left turn lanes at all four approaches to the intersection. Left turn lanes will be provided at the north and east approaches to the intersection of Pawnee at 119th St. West. Pawnee, from Maize to Yellowstone, will be improved to a tow lane urban standard. A large underground drainage structure will carry storm water east of Yellowstone to drain into Cowskin Creek. The estimated project cost is \$4,700,000 with \$1,840,000 paid by the City and \$2,860,000 by Federal Grants administered by the Kansas Department of Transportation.

Larry Hopkins stated that someone in the Engineer's Office said this project would be completed in 2005 and asked why it was pushed back to 2007. **Council Member Gray** noted that at one point the project was out further and was actually moved forward.

Janzen stated that more than likely there will be one lane of traffic for 7 months, preferably the east bound lane. This will save money for the city and also will allow the completion date to be pushed up further.

Gisick asked what was different in the scope of the project since the last time it was brought to the District Advisory Board. **Janzen** stated that nothing was different, last time the DAB recommended no landscaped medians but was subject to the engineer's recommendation.

Council Member Gray stated that this is an issue of quality of life and the roads in South Wichita have been ignored for awhile. These landscaped medians will help to improve the quality of life and overall beautification of South Wichita.

Koon stated that Maize, 119 to West St is similar to what is being proposed here. The section on Maple street where this has been implemented is beautiful and a great addition to the city.

Janzen stated that the HOA has agreed to maintain those landscaped medians.

Council Member Gray noted that the City Council has reviewed the maintenance policy for landscaped medians and has decided to utilize material that does not require as heavy maintenance.

Leeper asked if the trees can be replaced that will be torn out. **Janzen** stated that the Engineer's office will try their best to address this matter. **Cockburn** asked if the trees were on the City right of way. **Janzen** stated that they were.

Council Member Gray asked if it would be a possibility for the bike path to be put on the south side of the street. **Janzen** stated that they have not discussed this but it could be a possibility. **CM Gray** asked that this be looked into because the trees and landscaping is already in place.

Cory Kilgore, asked if they would be taking out any personal trees. **Janzen** stated that this could be a possibility since they do not have enough right of way east of Maize road.

Tim Casey, 2407 Yellowstone, stated that the City needs to make sure what the purpose of the bike path is for since bikes are not allowed in Pawnee Prairie Park.

Sean, 2402 Rutledge, expressed concerns about drainage problems on Rutledge. **Carrier** stated that he is aware of the problem in the area and the water comes off of the field and does not drain well in the area. The box culvert should help the problem by relieving some pressure with better drainage equipment.

Avril Vaughn, stated that he is concerned because of people falling into his private pond, which could increase their liability. **Janzen** stated that he is aware of this problem and will explore the possibility of a handrail. **Vaughn** stated that at the corner of Covington there needs to be a walking path to go from street to street. **Janzen** stated that the sidewalk in the area will be a bare minimum of five feet. **CM Gray** asked on both sides. **Janzen** stated yes.

Action: Ed Koon (Jerry McGinty) recommended approval of the project with landscaped medians and a bike path on the south side if there is one in the plans. The motion passed by a vote of 7-0.

6. Pawnee, Seneca to Meridian

Gary Janzen, Public Works, it is proposed that Pawnee be reconstructed to a five-lane roadway, with four through lanes and a center two-way left turn lane. The east 1000 feet of existing pavement will be milled and overlaid with new asphalt for tie-in to Seneca. A new

storm water sewer will be built. The available right-of-way will be landscaped. Construction is scheduled in the CIP for 2008, but may begin in 2007 if utilities may be relocated. Sidewalks that lead up to the street will be also be removed during the project.

Cockburn asked if the sidewalks will be ADA standard. **Janzen** stated that they will be in compliance.

Leeper asked if there was landscaping in the plans. **Janzen** stated that it is a requirement to add landscaping for beautification into projects.

CM Gray asked if there would be any landscaped medians in the rpoejct. **Janzen** stated that the access to the arterial streets does not allow medians.

Benton asked is there was a possibility to install a temporary light by the school for traffic relief. **Janzen** stated that they will check into this possibility.

Gisick stated that he was concerned with the school drop off zones and how this would affect traffic in the area. **Janzen** stated that they will try to make arrangements so that primary construction in the area will be handled during the summer months.

Leeper asked if it would be a possibility to cut off some streets. The consultant for the project stated that it would not be a possibility but KDOT will try to cut down on the number of access from driveways.

CM Gray asked if it would be a possibility to close some streets. **Carrier** stated that it would be strictly a neighborhood issue and if they would choose to close them.

Gisick asked if they could time the crosswalk lights near the school so that they both change at the same time. **Janzen** stated that they would look into it very carefully.

A citizen in the area stated that the drainage system in the are needed to be enhanced. The consultant for the project stated that they will increase the vertical plane of the road and will also add inlets to help with water flow. The inlets will also be larger to allow more water to flow through.

Ralph Drew, 1414 W Pawnee, stated that their church is in the process of planning a new parking lot. He asked what he should tell the architect. **Janzen** stated that they should contact the City Engineer's office.

Action: Ed Koon (Jerry McGinty) recommended approval of the project with sidewalk adjustment so as not to encroach on parking space for the house at 1600 W Pawnee and a temporary light at Glenn for school traffic relief. The motion passed by a vote of 7-0.

7. Conditional Use Permit to permit a bed and breakfast at 1825 W Maple, southeast corner of Glen and Maple

Bill Longnecker, Planning Department, stated that the applicants are requesting a Conditional Use to permit a Bed and Breakfast to be located in a two-story, brick, single-family residence zoned “SF-5” Single-family residential. The subject site consists of Lots 98, 100 & 102, Coop’s Subdivision in the University Place Addition, 1825 West Maple. According to the Unified Zoning Code (UZC), a Bed and Breakfast (B&B) is an owner-occupied or manager-occupied residential structure that provides rooms for temporary lodging or lodging and meals for not more than 15 transient guests on a paying basis. A transient guest is a person who occupies a room for a period of less than one week at a time.

Longnecker stated that the planning commission recommended approval of the project by a vote of 12-0 based up on staff recommendations.

Gisick asked if there will be screening required. **Longnecker** stated that screening will be recommended because of the Delano overlay district.

Benton asked if additional lighting would be a requirement. **Longnecker** stated no.

Wayne Wells, 432 Osage, President of the Delano Neighborhood Association stated that he supports the Bed and Breakfast.

Marylyn Shippin, asked if any property adjacent to the facility would be needed. **Longnecker** stated that no it would not be and some neighbors were concerned about transient guests. **Wells** stated that they should not worry about the type of people Bed and Breakfasts attract.

Leeper asked if there were any requirements for sprinklers, etc. **Longnecker** stated that there was no such requirements.

Action: McGinty (Leeper) recommended approval of the conditional use permit. The motion passed 7-0.

Board Agenda

Leeper asked if a sign could be put up at Gildo and 42nd St stating that there are children in playing in the area. The apex in the curve is hard to see around when you are driving.

Brandon Kauffman stated that the Stanley Aley Neighborhood City Hall fair will be held on the 22nd of August from 3-8 pm.

Wells stated that the Delano Business Association will have its Fall Fare on October 2nd. Neighborhood Associations can contact them about having a booth at the event.

Benton (Leeper) motioned to adjourn. The meeting adjourned at 9:30 pm.

Respectfully Submitted,

**Brandon Kauffman
District IV Neighborhood Assistant**

Guests

Gerald Marsh
Wayne Wells
Lee Webster
Larry Hopkins
Lance Doll
Ralph Drew
Brett Letkoyski

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